

FILE NO.: Z-8646-B

NAME: Vann Addition Short-form PD-R

LOCATION: North side of West 13th Street, between Park and Dennison Streets

DEVELOPER:

Vann and Associates
P.O. Box 164681
Little Rock, AR 72206

OWNER/AUTHORIZED AGENT:

Vann and Associates/Owner
Crafton Tull/Authorized Agent

SURVEYOR/ENGINEER:

Crafton Tull
10825 Financial Center Pkwy., Suite 300
Little Rock, AR 72211

AREA: .344 acres NUMBER OF LOTS: 4 FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 CENSUS TRACT: 45

CURRENT ZONING: PD-R, planned development-residential (expired)

ALLOWED USES: Four (4) single family lots and dwellings

PROPOSED ZONING: PD-R

PROPOSED USE: Four (4) single family lots and dwellings

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 20,480, adopted by the Board of Directors on September 20, 2011, rezoned this property from R-4, two-family residential, to PD-R to allow the creation of four (4) lots for detached single family homes. The front yard setback for the middle lots/units on 13th Street was shown as 5 feet. These lots share a common drive from 13th

Street. A side yard setback of 5 feet was proposed on the common lot lines of the homes facing Park and Dennison Streets. The rear yard setback for each of the homes was shown as 5 feet. The front yard setback for the homes fronting Park and Dennison Streets was indicated as 15 feet. The southern side yard setback was indicated as 5 feet. The northern side yard setback was shown as approximately 13 feet. The driveways for the Park and Dennison homes were to be located near the northern perimeter, away from the street intersection. The residential structures were to be designed with a character that will be congruent with the style of the neighborhood. The structures are designed to give the appearance of two single family homes and two accessory “carriage houses” which in fact will be separate residential structures on their own lot.

The zoning Ordinance allows 3 years from the date of approval of a planned Zoning Development for submission of the final development plan (in this case, submittal for a building permit). If the final development plan is not presented within the 3 year time period, the zoning expires. Failure to file a timely extension shall be cause for revocation of the PUD. Prior to expiration of the PUD zoning, the applicant can request of the Commission a one-time extension for up to two years. The request must be made a minimum of 90 days prior to the expiration. The applicant did not file for a final development plan or time extension and the PUD approval expired.

The applicant subsequently filed for reinstatement of the previously approved PD-R, with no changes from the previously approved plan. On August 18, 2015, the Board passed Ordinance no. 21,088 re-establishing the Vann Short-form PD-R. Again, the applicant did not file a final development plan and did not ask for an extension of the approval. The PUD approval expired.

A. PROPOSAL/REQUEST/APPLICANT’S STATEMENT:

The applicant is requesting to reinstate the twice-previously approved PD-R. There are no modifications from the previous approvals. The applicant is proposing the re-platting of two, R-4 (two-family residential) zoned lots into four lots with a single family residence to be constructed on each lot.

B. EXISTING CONDITIONS:

The property is currently vacant. East of the site, fronting Park Street, are single family homes, the Central High Visitor’s Center and three residential buildings owned by the Metropolitan Housing Alliance. Single family and two-family residence are located to the north. Across 13th Street, to the south, are single family homes and a Central High School parking lot. The school itself is located one block to the south. West of the site are a multifamily dwelling and the meeting place of a fraternal-type club.

C. NEIGHBORHOOD COMMENTS:

Notice of the public hearing was sent to all owners of properties located within 200 feet of the site and the Central High and Capitol Hill Neighborhood Associations.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. 20 feet radial dedications of right-of-way are required at the intersections of W. 13th Street/Dennison Street and W. 13th Street/Park Street.
2. Repair or replace any curb, gutter, sidewalk and access ramps that are damaged and not in compliance with ADA recommendations in the public right-of-way prior to occupancy. Remove driveway aprons not proposed to be used and reinstall curb and gutter.
3. The proposed W. 13th Street driveway should be constructed within a shared access easement.
4. The proposed driveway radiuses cannot extend beyond the extension of the side property line to the street.
5. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority:

Sewer main extension required with easements if new sewer service is required for Lots 1 and 2 of this project.

Entergy:

Entergy does not object to this proposal. There is single phase on the south side of 13th. It appears that the overhead lines will need to be relocated that pass on the west side of lot 2A. (OSHA required clearance of 10 feet to building). Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comments received.

AT & T: No comments received.

Central Arkansas Water:

NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department: No comment.

Parks and Recreation: No comments received.

County Planning: No comments received.

F. BUILDING CODES/LANDSCAPE:

Building Code:

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Planning Division: This request is located in Central City Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. The Residential Low Density category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The applicant has applied for a revised PD-R (Planned Development Residential) to re-establish a previously approve 4-lot single-family PD-R. The application is within the Central City Design Overlay District.

Master Street Plan: W. 13th Street and S. Park Street and, Dennison Street are all shown as a Local Streets on the Master Street Plan. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Revised plat/plan: Submit responses to staff issues and four (4) copies of a revised preliminary plat/plan (to include the additional information as noted above) to staff on or before May 22, 2019. If you have any questions please contact Dana Carney, dcarney@littlerock.gov or 501.371.6817 or Jamie Collins, gcollins@littlerock.gov or 501.371.6818.

H. SUBDIVISION COMMITTEE COMMENT: (May 15, 2019)

The applicant was present. Staff presented the item and noted little additional information was needed. Staff stated a cross access easement needed to be shown over the common driveway between Lots 1A and 2A.

Public Works comments were presented.

Comments from the other departments and reviewing agencies were noted. The applicant was advised to respond to staff issues by May 22, 2019. The committee forwarded the item to the full commission.

I. ANALYSIS:

The applicant has stated there are no modifications proposed from the previously approved site plan. He stated the building elevations are also as presented with the original approval.

The site is located within the Central High Design Overlay District. The DOD for single-family development states in order to be compatible with the historic nature of the neighborhood, new construction and additions to existing structures shall comply with specific criteria. Plans for new construction, additions and modifications which are subject to the DOD shall be submitted to the Department of Planning and Development. The Planning Department will review the plans for consistency with the detailed requirements of the DOD ordinance and consistency with the historic nature of the district. In the case of an undeveloped block face, the requirements shall relate to the adjacent block faces.

The DOD states a roof pitch of less than 8:12 is prohibited. Decorative roof features such as metal cresting, tile ridge caps, or other ornamentation are to be reinstalled when roofing or doing roof repairs. If tile roofs exist they are to be preserved. The materials of the exterior shell must be wood, brick, other masonry, or a material that resembles wood (i.e., vinyl siding, etc.). The orientation of the buildings is to be consistent with that of other structures on the developed block face. The primary entrance is to be consistent with that of other structures on the developed block face. The front yard setback for all R-2, Single-family and R-3, Single-family and R-4, Two-family district zoned property is to be fifteen (15) feet. All other setbacks are to comply with the property's zoning district.

Residential structures must have a front porch that is a passageway from the street to the front door of the unit(s) on new residential construction and additions/modifications to the front facade of existing residential structures.

Mechanical service equipment (including, but not limited to, air conditioner condensing units, transformers, solar collectors, satellite dishes, etc.) must be located in the rear yards or on a rear-facing roof.

No off-street parking pads are allowed between the front of the principal structure and a public street. Surface parking is to be located behind or adjacent to a structure. Driveways are permitted to be installed in the front yard setback, but not between the principal structure and a public street. Parking pads are defined as permanent surfaces of concrete, asphalt, modular pavers, masonry, gravel or other permanent surfaces to be used for the purpose of parking or storage of vehicles. Detached garage and carport locations are to be located to the rear of the principal structure and must not be located in the front setback. Attached garages must have garage door openings that face side streets, interior lot lines, or alleys. Accessory building coverage within the twenty-five (25) foot rear yard setback must be no more than forty (40) percent of the area. Accessory building setbacks are to comply with Sections 36-254 and 36-256 of the Little Rock Code of Ordinances.

The applicant has indicated construction materials will comply with those identified in the DOD. The roofs will also exceed an 8:12 pitch. The orientation of the buildings does comply with the homes located on the developed block face along Park and Dennison Streets and on West 13th Street the primary entrances are consistent with that of other structures on the developed block face. The homes are proposed with a front porch on each of the units. All mechanical service equipment will be located as outlined in the DOD.

It appears one tree greater than 14-inches, an 18-inch willow oak, will be removed during construction. The tree proposed for removal is located within the northeastern portion of the site on proposed Lot 2. The removal of the tree is necessary to provide parking on this lot. A note on the site plan indicates all other trees will be retained and preserved during construction. Street trees will be planted per the DOD requirements.

The site plan indicates four (4) lots with one (1) house facing Park Street and another facing Dennison Street with two (2) houses which will appear to be carriage houses” or ancillary structures facing and taking access from 13th Street. The two (2) “carriage houses” will be single-family residences on individual lots of record. This is being done to preserve the character of the neighborhood. The style of having a “main house” and “carriage house” is not uncommon in the neighborhood. The “main house and carriage house” package will be offered as one package to prospective buyers for ownership and rental property. If this is not marketable, then the “main house” and “carriage house” will be marketed separately.

The front setback for the homes fronting South Dennison and Park Streets is indicated at 15-feet. The front setback for the homes located on West 13th Street are indicated at 5-feet. The rear yards for the homes fronting South Dennison Street and Park Street are indicated at 15-feet. The rear yard for the homes fronting West 13th Street are indicated at 5-feet. All side yard setbacks are indicated at 5-feet. The DOD states the front yard setback shall be 15-feet. All other setbacks shall be as prescribed by the property’s zoning district. The fronts of the homes located on West 13th Street and all rear yard setbacks do not comply with the typical standards of the DOD or the zoning district. The applicant has indicated the development will comply with all other aspects of the Central High DOD with regard to building design, construction materials, tree plantings and the placement of mechanical equipment.

Staff is supportive of the request. The applicant is proposing to reinstate a previously approved site plan for the development of four (4) homes on four (4) individual lots. Staff does not feel the proposal to allow redevelopment of this site with four (4) units of residential housing as previously approved will adversely impact the area.

J. STAFF RECOMMENDATION:

Staff recommends approval of the PD-R subject to compliance with the comments and conditions outlined in paragraphs D, E and F and the staff analysis in the agenda staff report.

PLANNING COMMISSION ACTION:

(JUNE 6, 2019)

The applicant was present. There were no registered objectors present. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 8 ayes, 0 noes and 3 absent.